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**Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 1823355225 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2018 10:47 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

**SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068**

Dec ID 20180801659955
ST/CO Stamp 1-111-981-856 ST Tax \$348.50 CO Tax \$174.25
City Stamp 1-548-189-472 City Tax: \$3,659.25

Above Space for Recorder's Use Only

THE GRANTOR(S)

Marcin Jurkun, a married man as his sole and separate property of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and WARRANTS** to

Seth Huber, *unmarried*

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

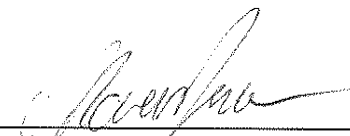
SEE ATTACHED LEGAL DESCRIPTION AS "EXHIBIT A."

Permanent Index No.: 14-17-118-032-1023

Common Address: 4553 N. Magnolia Ave., Unit 403, Chicago, Illinois 60640

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO:* General taxes for 2018 and subsequent years, covenants, conditions and restrictions of record, building lines and easements, if any.

Dated this 15th day of August, 2018



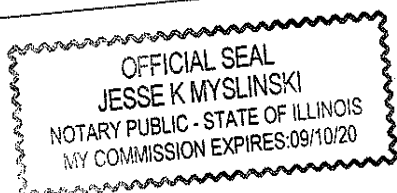
Marcin Jurkun

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF *DeKalb*)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Marcin Jurkun**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given this 15th day of August, 2018.



[Signature]
NOTARY PUBLIC

Commission expires Sept 10, 2020.

This instrument was prepared by:
JESSE K. MYSLINSKI, P.C.
2176 GLADSTONE COURT, SUITE D
GLENDALE HEIGHTS, ILLINOIS 60139

MAIL TO:

Seth Huber
4553 N. Magnolia Ave #403
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Seth Huber
4553 N. Magnolia Ave #403
Chicago, IL 60640

Property of Cook County Clerk's Office

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Legal Description

Property Tax Identification Number: **14-17-118-032-1023**

Property Address: **4553 N. Magnolia Ave., Unit 403, Chicago, IL 60640**

PARCEL 1: UNIT 403 IN THE MAGNOLIA GARDENS CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH THREE QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST HALF OF SAID NORTHWEST QUARTER WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-33. A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 403, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-4E, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 403, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.